

079.A

Map

0002

Block

0006.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 579,900 /

USE VALUE: 579,900 /

ASSESSed: 579,900 /

Total Card /

579,900

Total Parcel

579,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
64		BRATTLE ST, ARLINGTON	

OWNERSHIP

Owner 1:	ODEA JOHN J	Unit #:	A
Owner 2:			
Owner 3:			
Street 1:	64A BRATTLE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SCHAEFFNER DALE R -		
Owner 2:	SCHAEFFNER BARBARA L -		
Street 1:	64B BRATTLE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1946, having primarily Vinyl Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7218																

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1946	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:s	7				BR:s	3		Baths:	1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:	10	- None	%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.29417181
Const Adj.:	0.99000001
Adj \$ / SQ:	390.775
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712464
Depreciation:	132518
Depreciated Total:	579945

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,630	390.780	636,96	
Net Sketched Area:		1,630	Total:	636,96	
Size Ad	1630	Gross Area	1630	FinArea	1630

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
64						
64						
30						

IMAGE

AssessPro Patriot Properties, Inc

